

CITY OF DANA POINT
GENERAL PLAN ADVISORY COMMITTEE
REGULAR MEETING ACTION MINUTES

June 25, 2024
6:04 pm – 8:01 pm

Dana Point Community Center
34052 Del Obispo
Dana Point, CA 92629

CALL TO ORDER REGULAR MEETING

Chair Federico called the Regular Meeting of the General Plan Advisory Committee to order at 6:04 pm.

ROLL CALL

General Plan Advisory Committee Members Present: Chair Jamey Federico, Vice-Chair Eric Nelson, Committee Member Jennifer Rosales, Committee Member Sarah Baqai, Committee Member David Buskirk, Committee Member Diana Mitchell, Committee Member Laura Smith-Hatch, Committee Member Jason Spates, Committee Member Theresa Morrison, Committee Member Steven Carpenter, Committee Member Catrina Crawford

General Plan Advisory Committee Members Absent: Committee Member Matt Pagano (Alternate), Committee Member Naomi Hawkes (Alternate), Committee Member John Hatch (Alternate), Committee Member Jim Cobb, Committee Member Larry White, Committee Member Zach Mikelson

Staff Present: Brenda Wisneski (Director of Community Development), Chris Johnson (Principal Planner), Dayana Ortega (Planning Intern), Colin Drukker (PlaceWorks Consultant), Cory Witter (PlaceWorks Consultant)

A. APPROVAL OF MINUTES

ITEM 1: MINUTES OF GENERAL PLAN ADVISORY COMMITTEE MEETING FROM APRIL 30, 2024

ACTION: Motion made by Diana Mitchell, seconded by Steven Carpenter, to approve the Minutes of the General Plan Advisory Committee Meeting of April 30, 2024. Motion carried 14-0-0.

AYES: Federico, Nelson, Rosales, Cobb, White, Mikelson, Buskirk, Mitchell, Smith-Hatch, Spates, Morrison, Carpenter, Crawford, Baqai
NOES: None
ABSENT: None
ABSTAIN: None

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B. OLD BUSINESS

ITEM 2: Opportunity Sites – Final Recommendations

- A. Community Open House/Public Outreach
 - a. Recap and Feedback
 - b. Virtual Open House & Web Based Public Input Questionnaire.
 - c. Concert at the Park Pop-Up July 14, 2024.
- B. Opportunity Sites (general land use options)
 - a. Camino del Avion
 - b. PCH Capo Beach
 - c. Camino de Estrella
 - d. Stonehill & Del Obispo (North)
 - e. Stonehill & Del Obispo (South)
 - f. PCH & Dana Point Harbor
 - g. Monarch Bay Plaza
- C. Public Comments
- D. Committee Comments

Colin Drukker (PlaceWorks Consultant) provided a presentation and answered questions from the General Plan Advisory Committee and the public.

- a. Camino del Avion – Review of medical office concept. Discussion that retail and ancillary school uses could be potential uses and would not require land use changes.
- b. PCH Capo Beach – Current allowable uses include retail, service, hospitality, office and entertainment businesses. Discussed and recommended potential requirement of a Specific Plan (or similar planning effort) that would guide and regulate future uses and improvements.
- c. Camino de Estrella – This site is comprised of 21 parcels and 20 different owners. Parcels are also unusually shaped and constrain development potential. Recommendation that single and multi-family could be primary uses. Currently residential uses only permitted as an ancillary use to nonresidential.
- d. Stonehill & Del Obispo (North) – Discussion of both mixed-use and stand-alone residential as options for this site. An expansion of the land use to residential consistent with surrounding land uses was feasible. Prior to discussion on this opportunity site Mayor Federico recused himself from participating given he owns property in proximity to the site.
- e. Stonehill & Del Obispo (South) – Site could support a variety of uses. Based on community input from the open house on June 5th, land use modifications here to allow for mixed-use residential were not highly supported. Prior to discussion on this opportunity site Mayor Federico recused himself from participating given his residential proximity to the site.

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- f. PCH & Dana Point Harbor- Allowable uses include retail, service, hospitality, office, and entertainment businesses. No change in use or intensification would be needed.
- g. Monarch Bay Plaza – The site is currently a mix of commercial/retail uses. The site could support both a horizontal and vertical mix of residential and commercial uses. In vertically mixed-use buildings, retail and/or office would likely be on the ground floor and residential would be on upper floors.

Toni Nelson (Capo Beach) expressed concern about commercial development that may block bluff views along PCH in Capo Beach. She advocated for lower intensity in communities.

Susan Hinman (Stonehill/Del Obispo) expressed concern about residents in the opportunity site (Stonehill/Del Obispo). She mentioned that further residential development would result in having to drive further out to receive services. She stressed the importance of considering commercial uses before constructing additional residential development.

ACTION:

- a. Camino del Avion – **No land use change was recommended by the GPAC.**
- b. PCH Capo Beach – **The GPAC supported developing policies which allowed land use changes for mixed-use residential development potential subject to the preparation of a future Specific Plan. No land use changes are being made at this time.**
- c. Camino de Estrella - **It was the consensus of the GPAC for the opportunity site to allow both single and multi-family residential as Primary Uses for the site. Single-family residential is not currently an allowed as primary use.**
- d. Stonehill & Del Obispo (North) - **It was the consensus of the GPAC for the opportunity site at Stonehill/Del Obispo North to allow residential uses, but also allow mixed-use. A Mixed-Use Residential density of 19 Units/AC was discussed as being achievable based on conceptual studies.**
- e. Stonehill & Del Obispo (South) - **It was the consensus of the GPAC that no land use changes be made at this time.**
- f. PCH & Dana Point Harbor- **No land use change or intensification recommended by the GPAC.**

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- g. Monarch Bay Plaza - The GPAC supported developing policies which allowed for mixed-use residential development, subject to the preparation of a future Specific Plan. It was the consensus of the GPAC that Monarch Bay Plaza should be studied at the proposed intensity of 1.50 FAR and 1,040 units at an average of 1,100 sq ft/unit and 208,000 sq ft of commercial.**

C. NEW BUSINESS

ITEM 3: General Plan Land Use Plan

- A. Land Use Designation
 - a. Current designations
 - b. Potential new designations
- B. General Plan Buildout Overview
 - a. Overview and purpose
 - b. Relationship to the EIR and future development
 - c. Key components (units, jobs, square feet)
- C. General Plan Buildout Assumptions
 - a. Existing conditions
 - b. Opportunity sites (assumptions for each site)
 - c. Special Planning Areas
 - d. Remainder of City
- D. Next steps
 - a. PC/CC study session
 - b. Traffic Study Modeling
 - c. Technical studies and EIR kickoff
 - d. Goals, policies, and implementation strategies
- E. Public Comments
- F. Committee Comments

Colin Drukker (PlaceWorks Consultant) provided a presentation and answered questions from the General Plan Advisory Committee.

ACTION: No Action.

D. PUBLIC COMMENT

There were no Public Comments.

E. COMMITTEE COMMENTS

There were no Committee Comments.

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G. ADJOURNMENT

Chair Federico adjourned the meeting at **8:01 pm**. The *next* Regular Meeting of the General Plan Advisory Committee will be held on Wednesday, August 27, 2024, beginning at 6:00 p.m. (or as soon thereafter) in the Dana Point Community Center located at 34052 Del Obispo, Dana Point, California.



Chair Federico
General Plan Advisory Committee